

PLANNING & ZONING COMMISSION  
MARCH 17, 2015

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17<sup>th</sup> day of March 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Theresa Mason	Alternate

constituting a quorum with Herb Fry, B J Wilson and Dennis Luers absent and the following City Staff:

Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:03 p.m.

**WORKSHOP**

ITEM 1.

Discussion was held regarding the commuter rail area planning. The Commission agreed to initially study an area that is approximately 1/4 mile from the station, east and west along Dallas Road and extending slightly north of the station and slightly south along Main Street to Vine Street. Using an overlay district for the transit corridor area was discussed and the old MXU Mixed Use District will be looked at as a basis for the overlay. A future workshop will be held to discuss preferred and prohibited uses in the overlay.

**BRIEFING SESSION**

ITEM 2.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-04/PD15-01      FAITH CHRISTIAN SCHOOL

**PLANNING AND ZONING COMMISSION REGULAR SESSION**

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 7:38 p.m.

OLD BUSINESS

ITEMS 3 & 4.    CONDITIONAL USE APPLICATION CU15-04 AND PLANNED DEVELOPMEN OVERLAY APPLICATION PD15-01 FAITH CHRISTIAN SCHOOL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-04 submitted by Faith Christian School for property located at 730 East Worth Street and proposed to be platted as Lot 1R, Block 2, Faith Christian School. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-34 (Ord. 2014-51) for a non-profit educational institution, specifically to allow the field house to remain and to allow for sports field light standards and outdoor speakers. The applicant is also requesting a planned development overlay application PD15-01 to include but not be limited to deviation from the height requirement for sports field light standards.

A public hearing was held on February 17, 2015 relative to the applicant's request and after significant public testimony was subsequently tabled during the Planning and Zoning Commission's deliberations in order to give the applicant time to address concerns raised during the public hearing relative to lighting, sound, landscaping, screening and the use or rental of the athletic fields by outside users other than the school itself.

The specific areas discussed and changes made were as follows:

- **Lights:** Faith Christian School agreed to the use of LED lights on the light standards. There will be four standards, 63 feet in height. This style of lighting element requires no shielding and the lighting element will not be visible from the property line. Lighting levels at the common property line will be 0.0 footcandles *without the use of a screening wall and landscaping to reach this level.* There

will be a need for some up-lighting so that players can see the football in the air during punts and kickoffs. This small array will be mounted at the 20 foot level of the light standard and aimed directly into the air with no visibility of any lighting elements.

- **Sound:** No changes were proposed to the original sound design as presented at the February 17 public hearing. The basic design consisted of nine total speakers with six of those being located on the home bleachers, elevated approximately eight feet above the top bleacher with the speakers being downward focused. Three speakers will be located in a similar fashion on the visitor's bleachers.
- **Screening and Landscaping:** Faith Christian School agreed to the installation and maintenance of a cedar wood screen, ten feet in height, that would run the entire length (approximately 420 feet) of the common property line with the Austin Street neighbors. The School also obligated to the installation of 35 Eastern Red Cedars, a minimum of 20 feet in height, to provide additional visual and sound screening.
- **Bleachers:** The School proposed revising the bleacher design to include the relocation of the press box to the opposite side of the field on the visitor's bleachers. The home bleachers, which are approximately 51 feet to the east of the Austin Street common property line will be 19 feet, 4 inches in height which includes a six foot parapet wall behind the top row of bleacher seats which will prevent someone from standing up and looking over into the Austin Street neighbor's property and will aid in directing/controlling sound away from the Austin Street neighbors.
- **Stadium Facility Use:** The School and the neighborhood group agreed to the following terms relative to the use of the football/track facilities:
  - There will be no "outside" or non-school rental of the facilities that require light and sound other than civic events in which, the City of Grapevine is a co-sponsor.
  - There will be no activities on Sunday at all.
  - Lights will be turned off no later than 7:00 p.m. for any outdoor practices.
  - Lights will be turned off no later than 9:30 p.m. for all games other than varsity football games.
  - Lights will be turned off no later than 11:00 p.m. for any varsity football game or 30 minutes after completion of any overtime games.

PLANNING & ZONING COMMISSION  
MARCH 17, 2015

- No more than 15 times per year a special exception will be granted to allow practices to occur with lighting beyond 7:00 p.m. but no later than 9:30 p.m. This is to account for special circumstances that may be beyond the school's control such as weather, transportation, scheduling conflicts etc.
- No more than five times per year for Faith Christian School non-athletic events will be allowed that may require lights and/or sound.

In the Commission's regular session, discussion was held regarding the facility use submitted. Monica Hotelling moved to approve conditional use application CU15-04 with minor changes to the facility use as underline in the above statement. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar and Mason  
Nays: None

Monica Hotelling moved to approve planned development overlay application PD15-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar and Mason  
Nays: None

ITEM 5. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the February 17, 2015, Planning and Zoning Meeting.

Monica Hotelling moved to approve the Planning and Zoning Commission minutes of February 17, 2015 Planning and Zoning Meeting. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar and Mason  
Nays: None

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:01 p.m. Gary Martin seconded the motion which prevailed by the following vote:

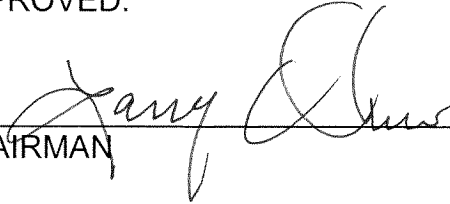
Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar and Mason  
Nays: None



PLANNING & ZONING COMMISSION  
MARCH 17, 2015

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 21st DAY OF APRIL 2015.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN